

540833-2026 - Competition

Austria – Building construction work – Generalunternehmer - Neubau Schule Kempelengasse 3
OJ S 149/2026 05/08/2026
Contract or concession notice – standard regime
Works

1. Buyer

1.1. Buyer

Official name: Stadt Wien - Magistrat der Stadt Wien

Email: ausschreibungen@wolftheiss.com

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Generalunternehmer - Neubau Schule Kempelengasse 3

Description: Gegenstand der Ausschreibung ist der Abschluss eines Vertrages über Generalunternehmerleistungen ("GU-Leistungen"). Nähere Informationen zum Leistungsgegenstand und zum aktuellen Planungsstand ergeben sich aus den technischen Beilagen zu den Teilnahmebestimmungen (technische Projektbeschreibung, Baubeschreibung, Einreichplanung).

Procedure identifier: f0e6375f-e3a5-44a8-987f-349763f8b6a1

Internal identifier: MA 34 – 1063873-2026

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45214000 Construction work for buildings relating to education and research

2.1.2. Place of performance

Postal address: Kempelengasse 3

Town: Wien

Postcode: 1100

Country subdivision (NUTS): Wien (AT130)

Country: Austria

2.1.4. General information

Additional information: Ausschlussgründe gemäß BVergG 2018 i.d.g.F

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document, Notice

Corruption: {0}
Fraud: {0}
Money laundering or terrorist financing: {0}
Participation in a criminal organisation: {0}
Terrorist offences or offences linked to terrorist activities: {0}
Child labour and including other forms of trafficking in human beings: {0}
Breaching of obligations in the fields of environmental law: {0}
Breaching of obligations in the fields of labour law: {0}
Breaching of obligations in the fields of social law: {0}
Agreements with other economic operators aimed at distorting competition: {0}
Grave professional misconduct: {0}
Misrepresentation, withheld information, unable to provide required documents or obtained confidential information of this procedure: {0}
Offence concerning its professional conduct in the domain of defence procurement: {0}
Conflict of interest due to its participation in the procurement procedure: {0}
Direct or indirect involvement in the preparation of this procurement procedure: {0}
Early termination, damages, or other comparable sanctions: {0}
Lack of reliability to exclude risks to the security of the country: {0}
Breaching of obligations set under purely national exclusion grounds: {0}
Breaching obligation relating to payment of social security contributions: {0}
Breaching obligation relating to payment of taxes: {0}
Business activities are suspended: {0}
Bankruptcy: {0}
Insolvency: {0}
Assets being administered by liquidator: {0}
Analogous situation like bankruptcy, insolvency or arrangement with creditors under national law: {0}

5. Lot

5.1. Lot: LOT-5737

Title: Generalunternehmer Neubau Schule 1100 Wien, Kempelengasse 3
Description: Gegenstand der Ausschreibung ist der Abschluss eines Vertrages über Generalunternehmerleistungen ("GU-Leistungen"). Nähere Informationen zum Leistungsgegenstand und zum aktuellen Planungsstand ergeben sich aus den technischen Beilagen zu den Teilnahmebestimmungen (technische Projektbeschreibung, Baubeschreibung, Einreichplanung).
Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Works
Main classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45214000 Construction work for buildings relating to education and research

5.1.2. Place of performance

Postal address: Kempelengasse 3
Town: Wien
Postcode: 1100
Country subdivision (NUTS): Wien (AT130)

Country: Austria

Additional information: siehe Ausschreibungsunterlagen

5.1.3. Estimated duration

Start date: 15/03/2027

Duration end date: 30/06/2028

5.1.6. General information

The names and professional qualifications of the staff assigned to perform the contract must be given: Request to participate requirement

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Additional information: Gleichhaltung: Auf das allfällige Erfordernis einer behördlichen Entscheidung für die Zulässigkeit der Ausübung einer Tätigkeit in Österreich sowie auf die Verpflichtung gemäß §§ 21 bzw. 194 Abs. 1 des Bundesvergabegesetzes 2018 wird ausdrücklich hingewiesen. §§ 21 bzw. 194 Abs. 1 des Bundesvergabegesetzes 2018 verpflichtet Bewerber oder Bieter, die im Gebiet einer anderen Vertragspartei des EWR-Abkommens oder in der Schweizerischen Eidgenossenschaft (Schweiz) ansässig sind und die für die Ausübung einer Tätigkeit in Österreich eine behördliche Entscheidung betreffend ihrer Berufsqualifikation einholen müssen, ein darauf gerichtetes Verfahren möglichst umgehend, jedenfalls aber vor Ablauf der Angebotsfrist einzuleiten. Für reglementierte Gewerbe (§ 94 der Gewerbeordnung 1994) wird diesbezüglich auf die §§ 373a und 373b der Gewerbeordnung 1994 hingewiesen. Erfüllungsort: siehe MD BD- SR 75.

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.10. Award criteria

Criterion:

Type: Quality

Description: Gewährleistungsverlängerung

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 5

Criterion:

Type: Quality

Description: Bauzeitverkürzung

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 10

Criterion:

Type: Price

Description: Gesamtpreis

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 85

5.1.11. Procurement documents

Deadline for requesting additional information: 27/08/2026 17:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.wien.gv.at/Vergabeportal/Detail/252418>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 29/09/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.wien.gv.at/Vergabeportal/Detail/252418>

Languages in which tenders or requests to participate may be submitted: German

Electronic catalogue: Not allowed

Variants: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of requests to participate: 03/09/2026 11:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

A non-disclosure agreement is required: no

Electronic invoicing: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

Legal form that must be taken by a group of tenderers that is awarded a contract:

Bietergemeinschaften haben im Auftragsfall Arbeitsgemeinschaften zu bilden, die solidarisch haften (§ 891 ABGB)

5.1.15. Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Verwaltungsgericht Wien

Information about review deadlines: Gemäß Bundesvergabegesetz 2018 i.d.g.F. und Wiener Vergaberechtsschutzgesetz 2020 i.d.g.F.

Organisation providing more information on the review procedures: Verwaltungsgericht Wien

8. Organisations

8.1. ORG-7354

Official name: Stadt Wien - Magistrat der Stadt Wien

Registration number: 9110020115897

Department: Magistratsabteilung 34

Postal address: Muthgasse 62

Town: Wien

Postcode: 1190

Country subdivision (NUTS): Wien (AT130)

Country: Austria

Contact point: Wolf Theiss Rechtsanwälte, RA Dominik König, LL.M.

Email: ausschreibungen@wolftheiss.com

Telephone: +431 51510

Internet address: <https://www.wien.gv.at>

Roles of this organisation:

Buyer

8.1. ORG-4865

Official name: Verwaltungsgericht Wien

Registration number: 9110019835300

Postal address: Muthgasse 62

Town: Wien

Postcode: 1190

Country subdivision (NUTS): Wien (AT130)

Country: Austria

Email: post@vgw.wien.gv.at

Telephone: +43 1400038500

Fax: +43 140009938529

Internet address: <http://www.verwaltungsgericht.wien.gv.at>

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

Notice information

Notice identifier/version: 3b963589-ca7e-47e3-a59f-e6366b3e6609 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 03/08/2026 15:48:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: German

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